

**A. CALL TO ORDER**

Four Planning Commissioners were in attendance. (Jesse Fabula, Mel Mulder, Derek Biddle, and Amy Miller were present.)

**B. PLEDGE OF ALLEGIANCE**

Commissioner Biddle led the Pledge of Allegiance.

**C. AMENDMENTS TO THE AGENDA**

None

**D. APPROVAL OF THE AGENDA**

COMMISSIONER FABULA MOVED TO APPROVE THE AGENDA

COMMISSIONER MULDER SECONDED THE MOTION

MOTION PASSED 4-0

**E. WITHDRAWN ITEMS**

None

**F. CONTINUED ITEMS**

None

**G. CONSENT ITEMS**

APPROVAL OF MINUTES

October 11, 2022, Planning Commission Meeting.

COMMISSIONER MULDER MOVED TO APPROVE THE MINUTES

COMMISSIONER MILLER SECONDED THE MOTION

MOTION PASSED 3-0; 1 ABSTAIN

**H. HEARING ITEMS**

Application #: 2022-33  
Application Name: Fruita Historic House Registry  
Applicant: Michelle Cools  
Location: 157 N. Plum Street  
Zone: Community Residential (CR)  
Description: This is a request to add property located at 157 N. Plum Street to the Fruita Historic Registry.

Staff Presentation: Kelli McLean

Kelli McLean, Planning Technician for the City of Fruita, gave the Staff presentation.

Slide 1 – Introduction

Slide 2 – Description

Slide 3 – Legal Notice

Slide 4 – Hearing Process

Historic Preservation Board – 11/7/2022

Planning Commission – 11/8/2022

City Council – 11/15/2022

Slide 5 – Plat

Slide 6 – Property Overview

Slide 7 – Western View

Slide 8 – Northern View

Slide 9 – Southern View

Slide 10 – Requirements - Fruita Land Use Code Section 17.29.060

Structures - Structures must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, cultural, or geographic and/or environmental significance.

Ms. McLean pointed out that the home was 126 years old, and that this requirement had been met.

Slide 11 – Criterion

- Architectural
  - Exemplifies specific elements of an architectural style or period;
- Geographic/Environmental
  - Enhances the sense of identity of the city
- Physical Integrity
  - Retains original design features, materials and/or character;
  - Is in the original location or same historic context if it has been moved; or
  - Has been accurately reconstructed or restored.

Ms. McLean pointed out that there had been some changes that included the removal of the chimney, siding added and new windows. She also mentioned that this was the home had double

red brick design, the wood flooring was still intact, that the house was in the original location and the porch was the same.

Slide 12 – Recommendation

Staff recommends **approval** of the nomination to place the house located at 157 North Plum Street on the City's Register of Historic Sites, Structures & Districts.

Commissioner Biddle opened the meeting to public comment. There was none. He closed the meeting to public comment and opened the meeting to Commissioner discussion.

Commissioner Mulder asked if they could apply for a vacation rental in the future?

Mr. Hemphill said that they could.

Commissioner Mulder asked if they could do what they wanted to the building as long as it did not destroy the integrity of the outside?

Mr. Hemphill stated that they could change the use and gave examples. He said that going through this process allows for recognition.

Commissioner Biddle stated that there was no consideration to the interior. They would be free to do what they wanted with no hurdles?

Mr. Hemphill said that this was correct. He added that they would have to get a permit for any changes.

Commissioner Biddle asked if there were any hurdles for a zoning change?

Mr. Hemphill said that there would be none.

Commissioner Miller said that this would be just exterior, this would need to be reviewed.

Commissioner Biddle asked at what level?

Mr. Hemphill stated that this would start with staff, that they would get more information. He said that if they wanted to tear it down the Historic Preservation Board would get first right of refusal.

Commissioner Miller said that if the property sold and the new property owner didn't want the home on the registry, they could ask for it to be removed.

Commissioner Biddle asked about a historic property on the corner of Aspen and Elm. He stated that it had been moved slightly but not from a totally different location. he asked if this was a threshold?

Mr. Hemphill said that they picked it up and moved it over to fix the foundation.

Commissioner Miller said that they moved it to replace the foundation and then put it back.

COMMISSIONER FABULA MOVED TO APPROVE ON THE APPLICATION

COMMISSIONER MILLER SECONDED THE MOTION

MOTION PASSED 4-0

## **I. OTHER BUSINESS**

### **1. Community Development Updates**

Mr. Hemphill told the Commission about the new Neighborhood Services Coordinator, Matt Carson, had joined the team. He also talked about the Mesa and Mulberry Residences tours coming up next week. Lastly there was discussion on the Short-Term Rental renewals that were currently happening.

### **2. Visitors and Guests**

### **3. Other Business**

**Adjournment 6:24 pm**

Respectfully submitted,

Kelli McLean

Planning Technician, City of Fruita